

SNC Reference Number
(enter if previously assigned)

#080091

PROJECT SUMMARY

County: Nevada

Applicant: Nevada County Land Trust

Project Title: Working Landscape Transaction Management Project

PROJECT GOAL

The Nevada County Land Trust (NCLT) is working to acquire conservation easements from a number of working landscape landowners. Like most farmers, ranchers and non-industrial timberland owners, these landowners do not have the financial capacity to donate conservation easements, nor do they have the capacity to pay for typical transaction costs. NCLT's goal for this project is to complete the appraisals and due diligence activities necessary to seeking acquisition grant funding from the Sierra Nevada Conservancy and from other state, federal and private funding sources.

PROJECT SCOPE

This project will enable (NCLT) to conduct the due diligence necessary to complete conservation easement transactions on five properties. This due diligence includes conservation easement negotiation, appraisal, environmental analysis, baseline documentation, title review and map preparation. Funding would cover staff costs associated with managing the transactions as well as independent contractors for the appraisals and other technical assessments. We anticipate submitting a subsequent grant proposal for acquiring a conservation easement on each property. The projects include the following properties: Riverhill Farm (Nevada City); Rondoni Ranch (Chicago Park); Bakbraken Acres (Chicago Park); the Marino/Correia Properties (Grass Valley) and Knaus Tree Farm (Nevada City). Expenses include \$12,500 for each property for due diligence work (appraisals, environmental assessment, baseline documentation, title review and map preparation) as well as \$5,000 for each property for staff time for easement negotiation and project management. NCLT will match the grant funds with an additional \$12,500 (total) for staff time.

Completing these transactions will accomplish several key goals for NCLT. First, each transaction will permanently conserve important farm, ranch and timber land (approximately 600 acres total for the five properties). Second, each transaction will serve as a vehicle for outreach to other working landscape landowners in the community. Finally, each transaction has the potential to serve as a focal point for additional conservation efforts on neighboring lands.

LETTERS OF SUPPORT

Landowner letters

Nevada County Resource Conservation District

Nevada County Local Food Coalition

Nevada County Grown

University of California Cooperative Extension

High Sierra Resource Conservation and Development Council

SNC PROJECT DELIVERABLES AND SCHEDULE

DETAILED PROJECT DELIVERABLES	TIMELINE
Negotiate option agreements and draft conservation easements with each landowner.	January 31, 2009
Engage qualified appraiser(s) and initiate appraisals for each property.	January 31, 2009
Prepare detailed maps and aerial photos for each property.	February 28, 2009
Conduct environmental hazards analysis for each property.	April 30, 2009
Obtain preliminary title reports for each property.	April 30, 2009
Obtain final appraisals for each property.	July 31, 2009
Negotiate final conservation easements and acquisition price with each landowner.	August 31, 2009
Complete baseline documentation for each property.	August 31, 2009
Submit acquisition grant proposals to Sierra Nevada Conservancy and other funders.	September 30, 2009

SNC PROJECT COSTS

PROJECT BUDGET CATEGORIES	TOTAL SNC FUNDING
Project Management Staff	\$25,000
Conservation Easement Appraisals (for 5 properties)	\$25,000
Environmental Hazards Analysis (for 5 properties)	\$15,000
Map Preparation (for 5 properties)	\$5,000
Preliminary Title Report Preparation (for 5 properties)	\$5,000
Baseline Documentation Reports (for 5 properties)	\$12,500
	\$
	\$
	\$
	\$
SNC GRANT TOTAL	\$87,500